

**City of Greensboro Planning Department
Zoning Staff Report
December 12, 2005 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: K
Location: 3407 High Point Road (East side of Paschal Street south of High Point Road)

Applicant: NSHE Greensboro, LLC
Owner: NSHE Greensboro, LLC

From: RS-12 & HB
To: CD-LI

Conditions: 1) All uses permitted in Light Industrial Districts except any uses listed under the Agricultural and Residential subsections of the Permitted Use Schedule.

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Formerly Rhodes Furniture
Acreage	1.87
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Some trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Commercial
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Remainder of Rhodes Furniture Building	HB
<i>South</i>	Single Family	GO-H
<i>East</i>	Undeveloped	GO-H / HB
<i>West</i>	Shopping Center	CD-GB

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned Highway Business since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial N.

DIFFERENCES BETWEEN RS-12 & HB (EXISTING) AND CD-LI (PROPOSED) ZONING DISTRICTS
<p>RS-12: Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 3.0 units per acre or less.</p> <p>HB: Primarily intended to accommodate retail, service, and distributive uses which are typically located along thoroughfares. The district is established to provide locations for establishments which cater primarily to passing motorists and require high visibility and good road access. Developments in this district generally have substantial front setbacks.</p> <p>CD-LI: Primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities which in their normal operations have little or no adverse effect upon adjoining properties. See Conditions for use limitations.</p>

TRANSPORTATION	
Street Classification	Paschal Street – Local Street, High Point Road – Major Thoroughfare.
Site Access	Existing.
Traffic Counts	High Point Road ADT = 35,516.
Trip Generation	N/A.
Sidewalks	Requirement per Development Ordinance. A 6' sidewalk w/ a 4' grass strip is required along both sides of thoroughfares. A 5' sidewalk w/ a 3' grass strip is required along all other streets.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No site drains to South Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	N/A
South	N/A
East	N/A
West	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 7C.1: Ensure that adequate land is zoned and has infrastructure available for the various stages of business development.

POLICY 7C.3: Identify brownfield sites and ***underutilized/abandoned properties and buildings*** and expedite opportunities for development.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

Reinvestment Corridors: Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: Although most of the surrounding area is presently zoned commercial, there are two Light Industrial tracts in close proximity to the subject property.

A development standard of Highway Business allows a maximum of 10,000 square feet of gross floor area for general storage/enclosed warehouse use. For this reason, in order to fully utilize the back portion of the former Rhodes Furniture building, this rezoning is necessary. This building was constructed prior to 1992 when the aforementioned development standard was adopted.

Staff feels that this request is warranted to permit the adaptive reuse of this building.

This area is classified as Mixed Use Commercial on the Generalized Future Land Use Map of Connections 2025. A warehouse use would contribute to the mix of uses which currently feature various restaurants, retail stores, banks, hotels, and a major shopping mall.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.